
Minutes
Regular Meeting
August 13, 2014

Attendance: Mayor Kenneth Neilson, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, Public Works Director Mike Shaw, Assistant Public Works Director Lester Dalton, Community Development Director Drew Ellerman, City Recorder Danice Bulloch, Police Chief Jim Keith, Audience: Sherrie Staheli, Ben Willetts, Katherine Staheli, Ray Allton, Jim Raines, Lori Raines, Bob Hermandson, James Sullivan, Mari Smith, Troy Miller, Adam Holden, Chris Salisbury

Invocation: Councilman Turek

Pledge of Allegiance: Councilman Staheli

1. APPROVAL OF THE AGENDA

Councilman Staheli made a motion to approve the agenda. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. ANNOUNCEMENTS

None

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 07/08/14, 07/09/14 and 07/22/14.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for

June and July

Councilman Truman made a motion to approve the consent agenda. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

5. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Continuation of a Public Hearing for consideration to approve an Ordinance adopting the Washington City Stormwater Capital Facilities Master Plan, which includes: Impact Fee Facility Plan, Impact Fee Study, and User Fee Study. Public Works Director Mike Shaw

Assistant Public Works Director Lester Dalton reviewed the Stormwater Capital Facilities Master Plan.

Ray Allton reviewed a powerpoint showing the highlights of the study with the Council.

Mari Smith executive officer for the Southern Utah Home Builders Association explained they feel it is very important to be involved in the impact fee study process. They have a professional consultant who has done many reviews on impact fees throughout the State. They have some remaining concerns. They would like to recommend delaying the adoption until their issues can be addressed. She explained her concerns to the Council. They would like to note, there are no other Cities in the State of Utah who assess stormwater by area, as shown in one of the options. When impact fees are raised, it is added on to the price of the homes.

Councilman Truman stated if the impact fees are implemented equal across the board, the fees would actually go down.

Ms. Smith agreed with Councilman Truman.

Councilman Truman asked for clarification of her opinion, if there is no impact of a subdivision, they should not have to pay the impact fee.

Ms. Smith stated the wording in the analysis is unclear, but if a new development has an impact on the system, then they should be responsible to pay.

Jim Raines stated they support the methodology of the Impact Fees as shown by Rosenberg & Associates, because there is no interconnectivity in the storm drain system. It is very difficult at this point to ask a land owner in one area to pay for storm drainage, which is being used in another area.

Councilman Truman asked if he then feels the user fee should be different by area.

Mr. Raines felt the monthly fee is an appropriate amount if it is for maintenance.

Councilman Truman asked if Mr. Raines was currently working on a large project in the Green Springs area.

Mr. Raines confirmed he is currently working on a project in Green Springs. He reviewed the historical flow of drainage in the fields area. He also noted if the monthly user fee was raised, it would allow to decrease the impact fee by a significant amount.

Councilman Seegmiller clarified it is Mr. Raines position the users should have to pay for the farmers decision to level the fields over time.

Mr. Raines agreed the historic flows have been changed because agricultural fields were developed. It does not allow for the homeowners to convey their natural flows.

Councilman Seegmiller stated his position is the property owners should be responsible for those flows if they or whoever owned before, changed the historical flows.

Councilman Turek stated the developers have built some of the infrastructure in the fields area.

Mr. Raines stated only a small portion of the user fee is used for development, the rest is used for maintenance. He feels the developers and landowners should not be responsible for all of the costs.

Councilman Seegmiller asked how we can justify all development within a zone for development that seems to be affected by a specific location.

Mr. Allton explained the water will eventually find its way throughout each zone.

Councilman Seegmiller stated he understands the logic of breaking it up into zones, but it may be better to average the amount throughout the City because each zone could have a property that affects the storm water more than another. It should not be just you got lucky and your property is in a lower fee area.

Mr. Allton confirmed Councilman Seegmiller was correct.

Councilman Turek asked if there are any other communities who have broken down their impact fees by areas, within the State of Utah.

Mr. Allton explained there are no other areas in Utah. It is pretty common to have the fees averaged through a city.

James Sullivan stated the landowner and the developer are not going to be benefited by this. Ultimately, the homeowner is going to have to pay additional fees. We do not want new development to have to pay for those who are already exist.

Councilman Staheli asked if he would prefer to see an average amount throughout the City.

Mr. Sullivan stated he would prefer the citywide fee. As a developer, he would like to know what his fees are no matter where he is located.

Councilman Staheli stated if the zones are taken out of the equation, the impact fees would be reduced by over \$400 per acre. He would like to know if the home builders association would be supportive of it.

Mr. Sullivan stated he would definitely be in favor of lower fees.

Councilman Staheli stated we all live in one geographical area of Washington City. A citywide fee would be easier and cleaner.

Chris Salisbury expressed his concern as this is a significant decision. He recommend putting a hold on the decision. If the Council decides to go with the impact fee per zone, it would automatically increase their developments over \$1500 per acre.

Councilman Staheli stated the overall study suggests a decrease if the impact fee is adopted citywide.

Mr. Salisbury stated he would be in favor of the lower rate.

Councilman Seegmiller stated this is a citywide system, and he would prefer having an equal fee throughout the city.

Councilman Staheli made a motion to close the public hearing. Councilman Turek seconded the motion, which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

B. Consideration to approve an Ordinance adopting the Washington City Stormwater Capital Facilities Master Plan.

Councilman Seegmiller asked if the study could be changed to reflect the changes discussed.

Assistant Public Works Director Lester Dalton explained essentially the study does reflect the overall fee.

City Attorney Starkey asked if this needs to be changed in the study.

Assistant Public Works Director Dalton stated there is a one line calculation, which would need

to be added to the document.

Councilman Truman asked if the motion could be made, which notes the change by vote.

Public Works Director Mike Shaw asked if they would like to table the item to the next meeting, giving time for the changes to be made to the document, which would include the changes noted by the Southern Utah Home Builders Association.

City Attorney Starkey stated they could put the Ordinance only on the agenda for the next meeting.

Councilman Turek made a motion to table an Ordinance adopting the Washington City Stormwater Capital Facilities Master Plan to the August 27, 2014 meeting in order to make changes to reflect a Citywide fee and the changes as noted by SUBA. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

C. Public Hearing for consideration to approve an Ordinance adopting the Washington City Public Safety Capital Facility Plan Impact fee. Police Chief Jim Keith

City Manager Roger Carter stated the would like to ask this item to be continued to the next meeting, as the Ordinance was not available for Council review.

Steven Hall briefly reviewed the Public Facility Impact Fee and Analysis.

Councilman Seegmiller stated the decision has not been made, but it is probably correct to assume their will be a shared station with Hurricane City. He would like to know how this would affect the analysis.

Mr. Hall explained how the fees are calculated.

Council members discussed the possibility of a joint station, in regard to the service area.

Mari Smith stated fire apparatuses were included in the impact fee. In the State statute, fire apparatuses are not allowed to be purchased with impact fees. She noted the Code with Council.

City Manager Carter agreed and explained the correction is already being corrected.

Councilman Staheli made a motion to continue the public hearing to August 27, 2014. Councilman Turek seconded the motion, which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

D. Consideration to approve an Ordinance adopting the Washington City Public Safety Capital Facility Plan Impact Fee.

Councilman Seegmiller made a motion to table an Ordinance adopting the Washington City Public Safety Capital Facility Plan Impact Fee. Councilman Nisson seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

E. Public Hearing for the consideration to approve General Plan Amendment G-14-02 to change from (N Comm) Neighborhood Commercial to (LD) Low Density Residential located at approximately 600 East 2100 South. Applicant: Judd Palmer

Community Development Director Drew Ellerman reviewed:

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 600 East 2100 South. The requested area covers 1.77 acres. The current Land Use designation is Neighborhood Commercial (NC). The applicant is seeking approval to have the Land Use designation changed to the Low Density Residential (LD) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel for future residential growth in the area. The current surrounding General Plan Land Use designations are Neighborhood Commercial to north and east, Low Density Residential to the west, and Open Space to the south.

The Planning Commission unanimously recommended approval of G-14-02 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

No public comments were made.

Councilman Seegmiller made a motion to close the public hearing. Councilman Turek seconded the motion, which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>

Councilman Truman Aye
Councilman Turek Aye

F. Consideration to approve an Ordinance adopting General Plan Amendment request G-14-02, to change the land use designation from N Comm to LD.

Councilman Truman made a motion to approve an Ordinance adopting General Plan Amendment request G-14-02, to change the land use designation from N Comm to LD. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

Councilman Nisson Aye
Councilman Seegmiller Aye
Councilman Staheli Aye
Councilman Truman Aye
Councilman Turek Aye

6. PCD PLAN / DEVELOPMENT AGREEMENT

A. Consideration to approve a PCD Plan and Development Agreement for the Brillo del Sol Planned Community Development. Applicant: Henry Walker Homes

Community Development Director Drew Ellerman reviewed:
The applicant is requesting approval of the Development Agreement for the Brillo del Sol Planned Community Development (PCD).

The zone change was approved by the City Council on May 28th, 2014. The project plan and development agreement usually follow the zone change approval. Thus, the requested item is now before the City Council at this time.

Staff has reviewed the requested Development Agreement for the Brillo del Sol Planned Community Development, and finds it to conform to the General Plan, the Zoning Ordinance and the approved PCD zone change.

Staff recommends approval of the Development Agreement for the Brillo del Sol Planned Community Development (PCD), to the City Council.

The applicant is requesting approval of the Brillo del Sol Project Plan. The Planning Commission has reviewed this at a previous date as part of the requested zone change to PCD.

The zone change was approved by the City Council on May 28th, 2014. The project plan and development agreement usually follow the zone change approval. Thus, the requested item is now before the Council.

Staff has also reviewed the requested Brillo del Sol Project Plan, and finds it conform to the General Plan, the Zoning Ordinance and the approved PCD zone change.

The Planning Commission unanimously recommended approval of the Brillo del Sol Project

Plan guide, for the approved Planned Community Development at this location, to the City Council, based on the following findings and such to the conditions below:

Findings

1. That the requested Project Plan conforms to the intent of the approved PCD.

Assistant Public Works Director Lester Dalton reviewed the pedestrian circulation map with Council, explaining the applicant is proposing a street with no sidewalk, and pedestrian access in the rear. He would be more comfortable if these were a private street with this scenario. However, this would be the only private street within the development.

Councilman Seegmiller asked where citizens are asking for sidewalk on both sides of the road.

Assistant Public Works Director Dalton stated there are roads such as Fairway and Green Spring, where they have several complaints because there are only sidewalks on one side.

Councilman Seegmiller asked if the development agreement requires this portion of the plan be approved.

City Attorney Starkey stated it is an exhibit of the development agreement, which would lock it in unless otherwise noted in the motion.

Councilman Staheli clarified this is a PCD, which has custom zoning. He feels the developer knows what they are doing, and individuals purchasing in the area would be aware of the design. He would be comfortable with the single sidewalk, and with one private street.

Councilman Truman asked if Staff has a recommendation.

Community Development Director Ellerman stated as a whole, Staff would prefer not having the one street without sidewalk. However, it is a PCD, so the overall design can be left up to Council.

Councilman Turek stated concern as he feels it could be a safety issue. He feels it is much cleaner and safer with the sidewalks on both sides.

Councilman Truman asked the applicant about the other communities, which are 55 and older which are designed the same way.

Ben Willits stated they could not necessarily pinpoint a negative having sidewalks on both sides of the streets. It is one of the small things, which became more of a standard item, and breaks up the feel of the streets. Having sidewalk on only one side of the street gives a much softer feel to the development.

Councilman Truman asked if there is a significant cost difference.

Mr. Willits stated there is a cost difference, but more than anything, they looked at how the development would look as a whole. The biggest emphasis is the trail system in the

development, and the people usually utilize those rather than using the sidewalks.

Community Development Director Ellerman noted he would like to have the map of streets to be attached to the project plan as figures 3.10 and 3.11.

Councilman Staheli made a motion to approve a PCD Plan and Development Agreement for the Brillo del Sol Planned Community Development to include the street cross section figure 3.11 as a residential private street. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Nay</i>

7. PRELIMINARY PLAT

A. Consideration to approve a Preliminary Plat for Brillo del Sol Phase 1 located at 300 West 600 North. Applicant: Henry Walker Homes

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a preliminary plat for the Brillo del Sol - Phase 1 subdivision, located at approximately 300 West 600 North. The applicant is wishing to develop 106 lots on an area covering 81.90 acres. These lots will consist of 104 residential lots, a large lot for the proposed community center and the commercial lot for a residential treatment facility as approved in the PCD Plan. The location of this particular project is zoned Planned Community Development (PCD). This particular phase of the project is proposing 104 residential lots, a large community center pad and several open space areas. Surrounding zoning is Open Space to the north and west, Single-Family Residential - 6,000 square feet min. (R-1-6), Open Space and Multiple-Family Residential (R-3) to the east, Service Commercial (C-2), and Multiple-Family Residential (R-3) and Planned Unit Development (PUD) to the south.

The request meets most of the zoning regulation requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends that the proposed subdivision be recommended for approval, with the stipulation that the city council approve the project plan guide and the development agreement that will be presented to them in three to four weeks. More specifically, the Street Cross-sections as proposed in the project plan. These are extra conditions are noted below.

The Planning Commission unanimously recommended approval of the Preliminary plat for the Brillo del Sol - Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings:

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Zoning Regulations and the Subdivision Ordinance as conditioned.

Conditions:

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. Street cross sections will have to be approved by the city council through adoption of the Project Plan Guide book, and Development Agreement.
12. A signed, stamped letter stating compliance with the Brillo del Sol streets, water, sewer and stormwater master plans needs to be submitted with construction drawings.
13. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.

Councilman Staheli made a motion to approve a Preliminary Plat for Brillo del Sol Phase 1, located at 300 West 600 North with the findings and conditions of Staff and as recommended by the Planning Commission, to include the application and documents reflect Jack Fisher Homes. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>

<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

8. PLAT AMENDMENT

A. Consideration to approve a Plat Amendment for The Arroyo at Sienna Hills located at 1900 East 600 North. Applicant: Brennan Holdings No 100, LLC

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an Amended Preliminary Plat for The Arroyo at Sienna Hills subdivision, located at approximately 1900 East 1000 North. The applicant is wishing to develop 177 lots on an area covering 58.45 acres. The location of this particular project is zoned Planned Community Development (PCD), being part of the Sienna Hills development.

The reason for the amendment to the original preliminary plat is due to soils problems that were discovered during testing. A bad batch of soil was found in a particular area. It was necessary to move the lots and roadway in that section of the subdivision over to the west to locate it better soil conditions. It was enough of a change to warrant an amendment to the plat, also to mention some lots were lost (8 total) resulting from the change in design.

The proposed subdivision conforms to the subdivision requirements and other city ordinances (including the approved PCD) as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for The Arroyo at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings:

1. The preliminary plat meets the land use designation as outlined in the PCD agreement for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions:

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. A signed stamped letter stating compliance with the Sienna Hills streets, water, sewer and storm water master plans needs to be submitted with construction drawings.
12. A Flood Plain development Permit will be required prior to any land disturbing activities if ANY work is to be performed within the SFHA.
13. Post Construction Maintenance Agreement will need to be recorded prior to Final Plat recordation.
14. Sandy Talus Drive will need to be shifted to the north to prevent impact to the FEMA Floodplain. Otherwise a CLOMR will be need to be submitted and approved by FEMA prior to Construction drawing submittal.
15. Intersection Flares will need to be installed on Sandy Talus Drive at the intersection in the vicinity of lots 166 and 170 to comply with the PCD Traffic Study.
16. Lot 95 on the preliminary plat is showing possible issues for legal access due to close proximity to round-a-bout design. Needs to be addressed before construction plan submittal.
17. Lots 171 & 177 will have to be adjusted to meet the minimum lot sizes required by the PCD.

Councilman Seegmiller made a motion to approve a Plat Amendment for The Arroyo at Sienna Hills located at 1900 East 600 North with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

9. NEW BUSINESS

A. Consideration to approve Event Rentals at the Covington Home located at

181 East 200 North. Mayor Kenneth Neilson

Mayor Neilson explained this item was discussed at the workshop on August 12th.

Councilman Turek explained staff needs to move forward with a zone change process to give neighbors a chance to come forward and express their concerns or support.

City Manager Carter stated he has instructed Staff to move forward with the application for an AP zone change request and then a Conditional Use Permit. In addition, a ramp would be required up to the porch to meet ADA Requirement, but internal structural changes would not have to be made.

Community Development Director Ellerman noted an exterior bathroom would have to be on the interior property line due to the setback requirement on street frontages.

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Councilman Seegmiller stated there is a proposal with the waste district about street side recycling. There is discussion regarding mandatory recycling and if it would give enough additional life to the landfill. He would like to get any feedback from the community, Council or Staff. It will be coming forth, very soon for a vote, and it would be very beneficial to have input. He does like the concept, but it does not stretch the life of the landfill very far. Councilman Seegmiller also stated if imposed as mandatory, there would be an additional \$5.00 per month fee, but an opt in fee would be approximately \$7.00 per month.

City Manager Carter stated we could use the quick polling through the website. It is very quick, and a great tool in getting large response.

Councilman Seegmiller stated his met with the Fire Department and they have mutually felt having a shared building with the Hurricane Valley Fire Department would be beneficial. However, the extent of the shared portion may be only the building. They are still working on the overall location and concept.

Councilman Turek updated Council on the Flood Control Authority. All the citizens seem to be working together to benefit the entire area.

Mayor Neilson reminded Council about the RAP Tax, which will be on the ballot this upcoming election year. He has forwarded the information on to Council.

11. CITY MANAGER REPORT

City Manager Roger Carter stated the cemetery expansion is complete, and we have already been holding burials in the area. The Virgin River Trail is moving forward. They are planning to start paving in September. We have been told the first shipment of lumber will move out next week. The land acquisition for Sunrise Valley should be on the next available agenda for Council approval. The design for wastewater master plan has began. The Treasure Valley trunkline design is underway. The 3090 and 3650 trunkline designs are moving forward. The Telegraph

Meetings with property owners will begin with regard to the medians. Washington Fields Road Phase 4 project will begin in November. Milepost 11 continues to move forward with a consultant at UDOT. The Generation Plant is fully functional, but not running. The current market prices are so low, we are taking advantage of the low market price.

12. ADJOURNMENT

Councilman Truman made a motion to adjourn the meeting. Councilman Seegmiller second the motion; which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Meeting adjourned at 8:21 P.M.

Passed and approved on this 27th day of August 2014.


Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor